

# 11264 SOUTHWEST HIGHWAY

PALOS HILLS, IL 60465



Exclusively Listed By



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# | Offering Summary

## **EXECUTIVE SUMMARY**

The offering presents the opportunity to acquire a multi-tenant, mixed-use asset located on Southwest Highway in Palos Hills, Illinois. The property consists of  $\pm 3,456$  SF configured across three occupied units and currently generates approximately \$74,100 in annual base rent. With M Mos occupying  $\pm 2,650$  SF, the asset benefits from a stable in-place tenancy profile anchored by the building's largest occupant.

Current operations reflect in-place NOI of around \$64,100 and a stated 9.4% cap rate, providing investors with immediate in-place cash flow. The lease structure includes two NNN suites and one modified gross suite, providing a blended expense recovery profile and supporting the asset's current operating performance. This combination of in-place income and partial expense reimbursement enhances the property's appeal as a yield-oriented acquisition.

## **INVESTMENT HIGHLIGHTS**

- Current income is supported by a three-tenant occupancy profile and \$64,100 of in-place NOI.
- Near-term lease rollover on  $\pm 854$  SF provides a tangible opportunity to address rental rates and leasing strategy in the short term.
- The NNN / modified gross lease mix offers a blended operating structure with partial expense recovery.
- The asset's small-bay format, parking field, B-3 zoning, and infill Palos Hills location position it as a functional neighborhood commercial investment.
- The offering appears best suited for investors seeking current yield with near-term leasing upside in a small-format mixed-use asset.

A key component of the investment thesis is the near-term rollover in the two smaller suites. Unit 1 and Unit 2 have approximately 5 months and 6 months of remaining lease term, representing a combined  $\pm 854$  SF of space that may be addressed shortly after acquisition. This rollover creates a defined opportunity to pursue renewals, market-to-market rent adjustments, or re-tenanting strategies, offering a measurable path for active asset management and potential income growth.

The property's small-bay configuration, 15 parking spaces, B-3 zoning, and 0.23-acre site support continued use for neighborhood office or retail tenancy. Positioned within an established Cook County suburban corridor, the asset offers infill exposure in Palos Hills with functionality suited to local commercial demand. Overall, the offering combines current yield with identifiable near-term leasing upside in a compact, multi-tenant investment format.



# Portfolio Map

Available Individually or in a Portfolio



855 E Grand Ave

Chicago

5628 S Western Ave

5644 S Western Ave

5011 W 63rd St

7300 S Harlem Ave

7948 W 79th St

10058 S Roberts Rd

7825 W 95th St

10140 S Roberts Rd

10926 Southwest Highway

11264 Southwest Highway

7227 W 127th St

4 Athena Ct

9407-9411 Indianapolis Blvd

515 William R Latham Senior Dr

# Financial Overview

**\$675,000**

List Price

**±3,456 SF**

Building SF

**±0.23 AC**

Acreage

**B-3**

Zoning



## Property Summary

Address	11264 Southwest Hwy, Palos Hills, IL 60465
Tenant	B Wallace
Unit #	1
Square Feet	±448
Lease Term	1 Year
Term Remaining	±5 Months
Options	One, 1-Year Option
Lease Structure	NNN

## Rent Income Table

Year	Monthly Rent	Annual Rent
Year 1	\$1,075	\$12,900

## Property Summary

Tenant	M Mos
Unit #	2
Square Feet	±406
Lease Term	1 Year
Term Remaining	±6 Months
Options	One, 1-Year Option
Lease Structure	NNN

## Rent Income Table

Year	Monthly Rent	Annual Rent
Year 1	\$900	\$10,800

# Financial Overview

## Property Summary

Tenant	M Mos
Unit #	3,4,5,6
Square Feet	±2,650
Lease Term	5 Years
Term Remaining	±4.5 Years
Options	One, 1-Year Option
Lease Structure	MG

## Total Rent

Monthly	\$6,175
Annually	\$74,100
NOI	\$64,100
List Price	\$675,000
Cap Rate	9.40%
Price/SF	\$195.31

## Rent Income Table

Year	Monthly Rent	Annual Rent
Year 1	\$4,200	\$50,400
Year 2	\$4,200	\$50,400
Year 3	\$4,200	\$50,400
Year 4	\$4,200	\$50,400
Year 5	\$4,200	\$50,400





**Shoppes at Mill Creek**



**Heritage Cove Condominium**  
±12 Condominiums

**Moraine Valley Community College**  
Moraine Valley Community College  
±11,200 Students | ±1,000 Employees

**Hickory Hills Country Club**  
Golf Course

**Carl Sandburg High School**  
±2,906 Students

**Amos Alonzo Stagg High School**  
±2,560 Students



**CALIBER COLLISION**

**Subject Property**

7  
± 6,440 VPD



**Moraine Valley Community College**  
 Moraine Valley Community College  
 ±11,200 Students | ±1,000 Employees

**Subject Property**

White Castle CIRCLE K  
 MIDAS jiffy lube  
 TACO BELL McDonald's ACE Hardware

CVS pharmacy BR bagkin robbins MICKEY'S  
 DUNKIN' O'Reilly AUTO PARTS  
 Fattoush BURGERS SUBWAY

**Amos Alonzo Stagg High School**  
 ±2,560 Students

**Lucas Berg Nature Preserve Reservoir**

UNITED STATES POSTAL SERVICE  
 RODEO PAPA BURGERS & CHICKEN CHOCOLATE

CVS pharmacy SUBWAY DUNKIN'  
 FRANGELLA ITALIAN MARKET INC. BIGGBY COFFEE  
 Oranges PANCAKE HOUSE

Starbucks FANNY JOHNS  
 WING WORKS

**Waters Edge Golf Course**

**Homerding Park**  
 ±2 Miles Away

**Brookside Court**  
 ±262 Homes

**W College Rd ±16,503 VPD**

**George and June Athletic Complex**

**Palos East Elementary**  
 ±700 Students

**Palos Heights Swimming Pool and Community Park**

**Chippewa School**  
 ±245 Students

**Northwestern Medicine**  
 ±425 Beds and ±600 Employees

HIGHLANDER HOUSE RESTAURANT & BAR  
 DOUGHS GUYS Bakery  
 ROOFTOP Johnny KEFI greek cuisine • bar

**Navajo Hills**  
 ±900 Homes

**Southwest Chicago Christian School**  
 ±865 Students

7

43

±6,440 VPD

±5,100 VPD





# Palos Hills, IL

## Market Overview

Palos Hills, Illinois is a well-established southwest suburb of Chicago known for its residential character, convenient transportation access, and strong community amenities. Located approximately 20 miles from downtown Chicago, the city offers residents and businesses the advantages of suburban living while maintaining close connectivity to one of the nation's largest metropolitan economies.

The local economy benefits from its strategic position near major transportation corridors, including Interstate 294, Interstate 55, and U.S. Route 45, providing efficient access throughout the Chicago metropolitan area. Residents enjoy a diverse employment base supported by healthcare, education, professional services, manufacturing, and logistics sectors across the surrounding region.

## Property Demographics

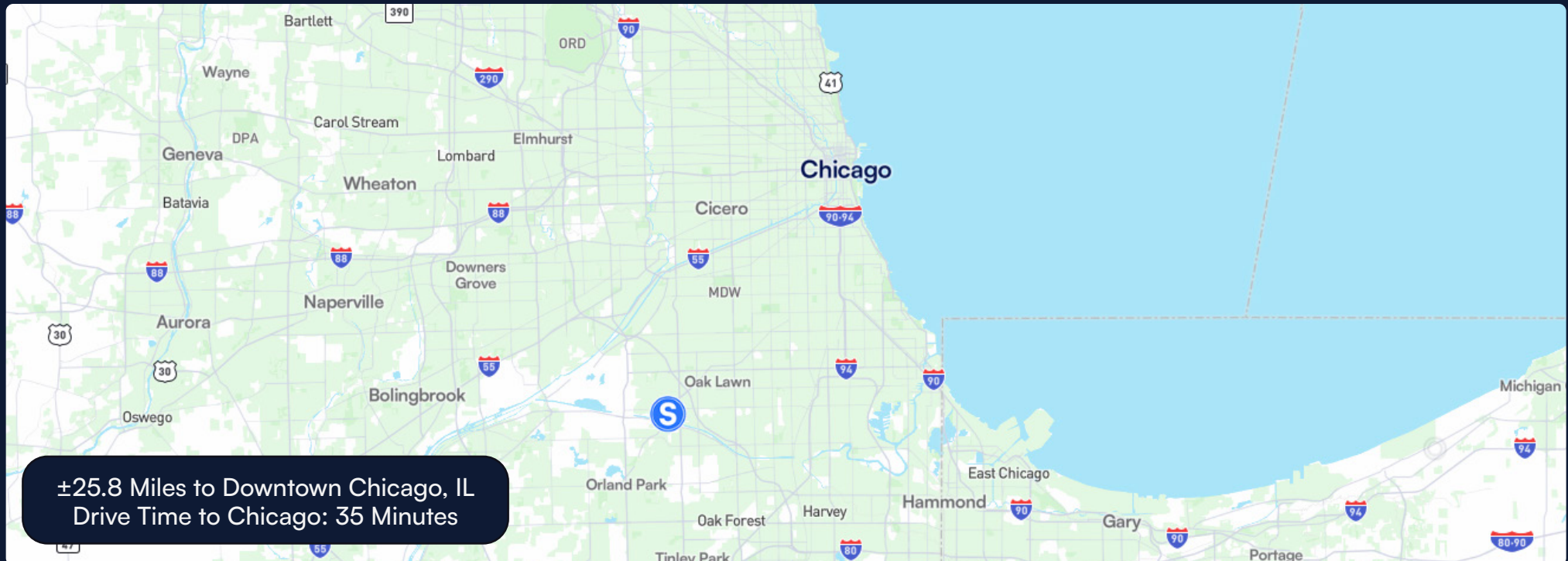
Population	3-Mile	5-Mile	10-Mile
2020 Population	85,646	246,588	1,180,923
2025 Population	87,156	254,731	1,177,379
2030 Population Projection	87,749	257,327	1,180,497

Households	3-Mile	5-Mile	10-Mile
2020 Households	33,487	94,449	426,451
2025 Households	33,683	96,758	422,579
2030 Household Projections	33,849	97,632	423,400

Income	3-Mile	5-Mile	10-Mile
Avg Household Income	\$101,740	\$101,587	\$102,199



# Chicago, IL

Chicago is one of the nation's most important commercial real estate and logistics hubs, supported by a diversified economy spanning finance, manufacturing, healthcare, technology, and professional services. The metro sits at the center of the U.S. freight network, ranking as North America's largest rail hub and

benefiting from direct access to major interstate highways and inland waterways. O'Hare International Airport—ranked among the top five busiest airports in the world—anchors national distribution and corporate connectivity, sustaining long-term demand for industrial, logistics, and office assets.

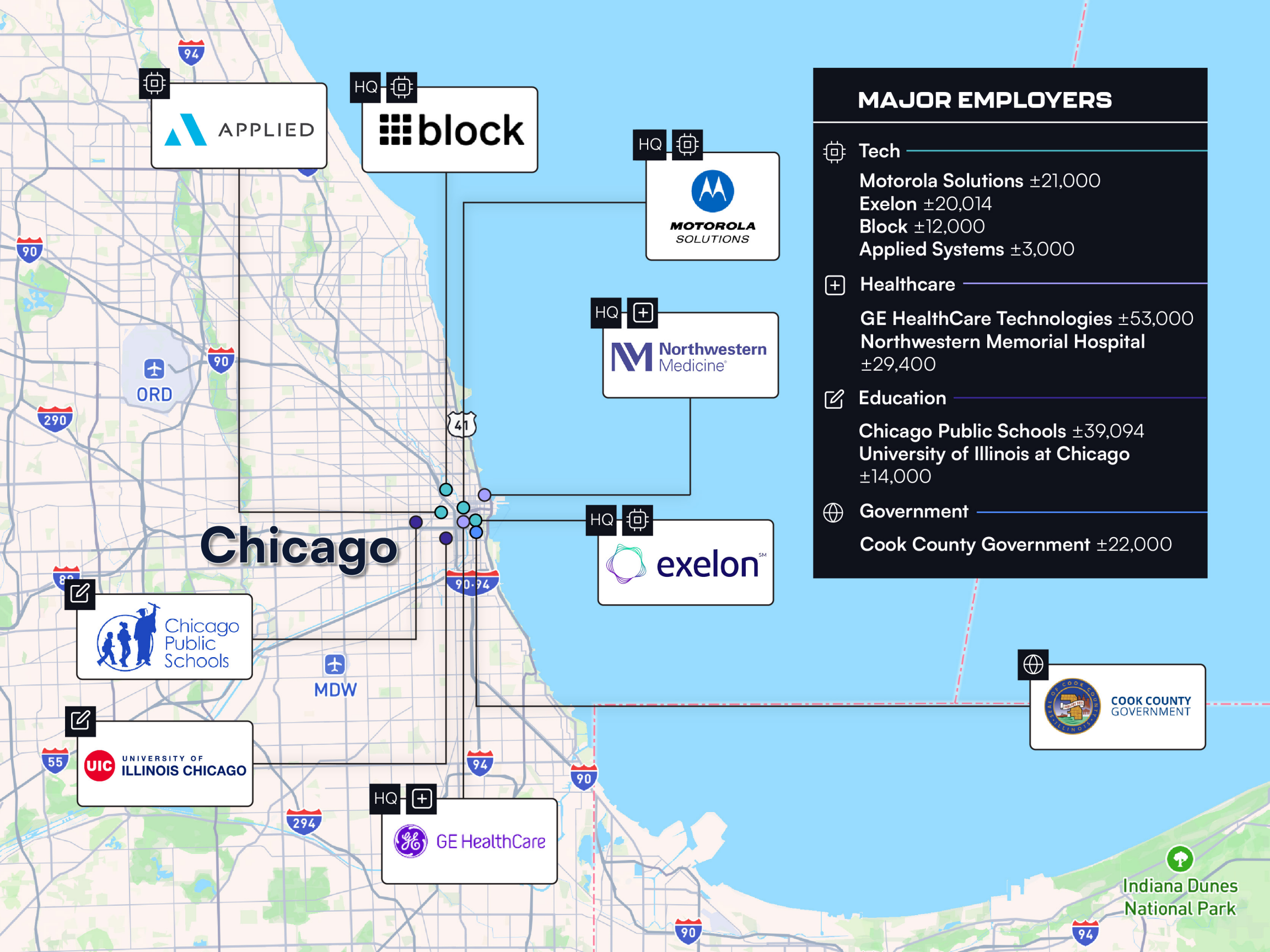
Total Population  
**9,441,957**

Annual Visitors  
**52 Million**





Tourism  
**\$20.6 Billion**

GDP  
**\$894.9 Billion**






## MAJOR EMPLOYERS

-  **Tech**
  - Motorola Solutions ±21,000
  - Exelon ±20,014
  - Block ±12,000
  - Applied Systems ±3,000
-  **Healthcare**
  - GE HealthCare Technologies ±53,000
  - Northwestern Memorial Hospital ±29,400
-  **Education**
  - Chicago Public Schools ±39,094
  - University of Illinois at Chicago ±14,000
-  **Government**
  - Cook County Government ±22,000

 **APPLIED**

**HQ**  **block**

**HQ**  **MOTOROLA SOLUTIONS**

**HQ**  **Northwestern Medicine**


**HQ**  **exelon**<sup>SM</sup>

 **Chicago Public Schools**

 **UIC UNIVERSITY OF ILLINOIS CHICAGO**

**HQ**  **GE HealthCare**

 **COOK COUNTY GOVERNMENT**

 **Indiana Dunes National Park**

# Disclaimer & Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **11264 Southwest Hwy, Palos Hills, IL 60465** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

**Net Lease Disclaimer:** There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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